

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Goldsboro**

State: **NC**

PJ's Total HOME Allocation Received: **\$4,634,735**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 18				
% of Funds Committed	94.01 %	94.44 %	10	95.51 %	34	34	
% of Funds Disbursed	90.94 %	87.72 %	6	87.58 %	61	63	
Leveraging Ratio for Rental Activities	0.14	6.6	0	4.86	4	3	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.21 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	91.36 %	73.81 %	3	71.17 %	86	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	56.25 %	78.12 %	16	81.54 %	9	6	
% of 0-30% AMI Renters to All Renters***	12.50 %	38.71 %	18	45.68 %	0	4	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.20 %	1	96.19 %	100	100	
Overall Ranking:			In State:	15 / 18	Nationally:	26 23	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$78,280	\$9,938		\$27,510	16 Units	9.20 %	
Homebuyer Unit	\$15,462	\$11,369		\$15,239	124 Units	71.70 %	
Homeowner-Rehab Unit	\$22,304	\$24,536		\$20,932	33 Units	19.10 %	
TBRA Unit	\$0	\$1,614		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Goldsboro NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$89,018	\$65,808	\$23,725
State:*	\$69,573	\$85,050	\$26,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	0.0	15.3	3.0	0.0
Black/African American:	100.0	78.2	97.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.6	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.8	0.0	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	6.3	16.9	57.6	0.0
2 Persons:	31.3	25.8	18.2	0.0
3 Persons:	37.5	32.3	9.1	0.0
4 Persons:	25.0	14.5	9.1	0.0
5 Persons:	0.0	6.5	3.0	0.0
6 Persons:	0.0	1.6	3.0	0.0
7 Persons:	0.0	1.6	0.0	0.0
8 or more Persons:	0.0	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.8	18.5	9.1	0.0
Elderly:	0.0	1.6	69.7	0.0
Related/Single Parent:	81.3	58.9	18.2	0.0
Related/Two Parent:	0.0	16.9	3.0	0.0
Other:	0.0	2.4	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.3	0.0 #
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	68.8	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

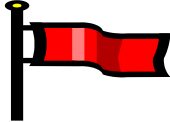
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Goldsboro State: NC Group Rank: 26
 (Percentile)
 State Rank: 15 / 18 PJs Overall Rank: 23
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	91.36	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	56.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

